

EX A

SURVIVORSHIP DEED

FILE NO.: 01000123

SURVIVORSHIP DEED

JORGE F. ROSAL and RHONDA J. ROSAL, husband and wife
of Montgomery County,

for valuable consideration paid, grants, with general warranty covenants, to THOMAS M. TRAPP,
unmarried and JENNIFER C. KLINE, unmarried

for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are
2554 ACCORN DRIVE, KETTERING, OHIO 45419

the following **Real Property**: Situated in the County of Montgomery in the State
of Ohio and in the City of Kettering

Situate in the City of Kettering, County of Montgomery, State
of Ohio and being Lot Numbered ONE (1) Kettering View as
recorded in Plat Book "XX", Page(s) 15 of the Plat Records of
Montgomery County, Ohio.

Said premises are conveyed subject to all restrictions,
conditions and covenants and to all legal high
easements of record.

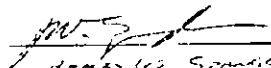
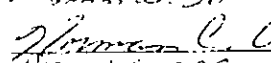
And, excepting taxes and assessments due and payable in
June, 2001 and thereafter.

Microfiche No. 00-806C11
Prior Instrument Reference: of the Deed Records of Montgomery
County, Ohio. Parcel No. N64-001-01-0001

of the Grantor, releases all rights of dower therein.

Witness their hand(s) this 31st day of January, 2001.

Signed and acknowledged in the presence of:


Jorge F. Rosal

Rhonda J. Rosal
State of OHIO County of MONTGOMERY ss.

Be It Remembered, That on this 31st day of January, 2001, before me,

the subscriber, a Notary Public in and for said state, personally came JORGE F. ROSAL and
RHONDA J. ROSAL, husband and wife

, the Grantor(s) in the foregoing deed,
and acknowledged the signing thereof to be their voluntary act and deed.

In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this
day and year aforesaid.

This instrument was prepared by Christ L. Zavala, Attorney at Law
NORMAN C. ORF, Notary Public
in and for the State of Ohio
My Commission Expires Feb. 17, 2003



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